



REALTOR® Office Contact (ROC) - Legislative Briefing February 2007

Every day governmental bodies and elected officials are making decisions that impact the real estate industry and thus REALTOR® livelihoods. This briefing will help keep you informed about the issues which could affect you and how the San Diego Association of REALTORS® is working to protect your business.

LOCAL ISSUES

City of San Diego Proposed Lead-based Paint Inspections at Point of Sale: Since 2004 SDAR has been working with the City and stakeholders to craft a quality ordinance without a costly point of sale requirement. The current proposal will require sellers of homes built prior to 1979 to pay \$300 - \$500 for an inspection and to remediate any lead hazards, which could cost sellers \$4,000 to \$20,000, before the transfer of ownership. The current proposal as written will not address the issue, is not targeted to the areas that need it most, will adversely impact housing affordability, will delay sales transactions, and will create a costly city program. SDAR is working to eliminate the point of sale requirement while enhancing the existing program. An alternative competing ordinance is expected shortly. For more information please contact SDAR.

County of San Diego Passes Park Impact Fee: The County Board of Supervisors recently passed a park impact fee. Depending on the area, the fee will require home builders to pay a fee, which will be passed along to new home buyers, ranging from \$1,000 to \$7,000 phased in over 3 years to support local community parks. REALTORS® support strong communities, however, SDAR advocated that the current minimum standards of three acres of active parkland per 1,000 residents does not include the parks in the incorporated sections of the county, including beaches. Additionally, the fee doesn't include a funding mechanism for maintenance. SDAR advocated for a closer look at the minimum standards and future funding mechanisms to protect property owners from unnecessary fees.

Solana Beach Proposition A – Vote No. : Proposition A is an attack on private property rights designed to significantly reduce the allowable square footage by as much as 44% for new homes as well as remodeling of existing homes. If adopted, the ordinance will have an adverse impact on property values by prohibiting homeowners from increasing their living space. REALTORS® are aggressively opposing Proposition A with a direct campaign focused on the facts and how Proposition A would impact property owners. For more information visit : XXXXX

Real Estate Directional Signs: With 19 jurisdictions throughout the county there are many regulations on the placement of directional signs. In an effort to avoid more stringent regulations, SDAR encourages each REALTOR to review the existing regulations for “For Sale” and “Open House” signs in the areas in which they do business and to comply with these simple rules. To review the regulations in your jurisdiction, visit <http://www.sdar.com/html/government/sign.html>.

STATE ISSUES

New Laws for 2007: Hundreds of laws became effective on January 1st of this year, many of which directly impact real estate. In January, Gov Hutchinson, C.A.R. Legal Counsel, traveled to SDAR to brief REALTORS® on new regulations such as real estate licensing, foreclosures, fair housing, and more. To learn more about new rules that may affect your business, visit <http://www.sdar.com/pdf/gov/laws/2007LawsRealEstate.pdf>.

Proposed Legislation for 2007: To view the state legislation that the California Association is pursuing in 2007 visit <http://www.car.org/index.php?id=NTgx>.

NATIONAL ISSUES

In 2007 the National Association of REALTORS® (NAR) working with local associations has outlined the key areas of focus. Here are four of the issues NAR and SDAR are lobbying members of congress on your behalf:

- Increase the FHA single-family and GSE conforming loan limits to better reflect home price appreciation.
- Support the creation of an affordable housing tax credit to increase the supply of affordable housing.
- Permanently bar the mixing of banking and commerce by passing Community Choice in Real Estate (H.R. 111) which will prevent banks from having an unfair advantage over REALTORS®.
- Support the preservation of the mortgage interest deduction and the state and local property tax deduction.

Please contribute to the REALTOR® Action Fund so SDAR may continue to protect your interests. For additional information or to contribute to the REALTOR® Action fund, please contact the Government Affairs Dept. at govaffairs@sdar.com or 858-715-8026.